

CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA	<b>AGENDA</b> <b>LODI</b> <b>SITE PLAN &amp;</b> <b>ARCHITECTURAL</b> <b>REVIEW COMMITTEE</b>	REGULAR SESSION WEDNESDAY, JANUARY 23, 2019 @ 5:15 PM
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For information regarding this agenda please contact:

**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “December 12, 2018”
3. REVIEW ITEMS
  - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Oakmont of Lodi project containing 82 residential elderly care facility units – 2740 South Stockton Street and 333 Lebaron Boulevard. (Applicant: OSL Properties LLC / Oakmont of Lodi; File Number: 2018-48 SP; CEQA Determination: Exempt Per Section 15153)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
6. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

**Right of Appeal:**

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

**SITE PLAN AND ARCHITECTURAL  
REVIEW COMMITTEE MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, DECEMBER 12, 2018 MINUTES**

**1. CALL TO ORDER / ROLL CALL**

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, December 12, 2018 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Della Monica, Slater, Stafford, Yocum and Chair Kiser

Absent: Committee Members None

Also Present: City Planner Craig Hoffman and Administrative Secretary Kari Chadwick

**2. MINUTES**

"August 8, 2018"

**MOTION / VOTE:**

The Site Plan and Architecture Review Committee on motion of SPARC Member Slater, Yocum second, unanimously approved the Minutes of August 8, 2018 as written.

**3. PUBLIC HEARINGS**

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of Site Plan and Architectural Review of the Reynolds Ranch Senior Apartment Community project containing 150 residential units – 212 Rocky Lane, 2740 South Stockton Street and 333 Lebaron Boulevard. (Applicant: Skinner Ranch Holdings; File Number: 2018-45 SP; CEQA Determination: Exempt Per Section 15153)

City Planner, Craig Hoffman, gave a brief presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Mr. Hoffman responded to a question that Member Yocum had asked him earlier in the day regard the reason why the Committee isn't receiving a detailed landscape plan by stating that the landscape plans have become a bit more difficult to create with the State requirements, and they take a bit more time to create.

Chair Kiser stated that when the original project was approved in 2006 the developer was supposed to be using Purple Pipe to assist in reclaiming water runoff. Mr. Hoffman confirmed that is still happening.

Vice Chair Slater asked staff to forward the final landscape plan. Mr. Hoffman stated that he will forward the final drawings to the Committee Members.

Member Della Monica stated his appreciation for the project.

**Hearing Opened to the Public**

- Dale Gillespie, applicant, came forward to answer questions.

- Chair Kiser stated his appreciation of this project and the development as a whole. He asked what the price point is going to be for these apartments. Mr. Gillespie deferred that question to his partner who answered from the audience. He stated that because of the extra staffing that will be necessary the estimate is for the rent to be twenty to thirty percent more than Rubicon where a one-bedroom unit currently rents for \$1595 per month.

All members disclosed that they were contacted by the applicant regarding the project.

- Member Slater stated his appreciation for the project.
- Member Stafford stated his appreciation for the project.
- Member Yocum stated his appreciation for the project.
- Donnie Garibaldi, applicant, came forward to answer questions. He stated that the landscaping will be tropical in nature with a variety of Palm trees. Mr. Garibaldi invited the members to come out and look at the landscaping at the Rubicon project. He added that the irrigation for the project was the most expensive portion of the project.
- Chair Kiser asked if there will be any solar installed with this project. Mr. Johnston answered from the audience by stating that it will be plumbed in for future installation.
- Member Della Monica asked if there will need to be an alteration to the site plan to accommodate the water retention. Mr. Hoffman stated that there will not be a need.

Public Portion of Hearing Closed

**MOTION / VOTE:**

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Slater second, approved the request for Site Plan and Architectural Review for the Reynolds Ranch Senior Apartment Community project containing 150 residential units located at 212 Rocky Lane, 2740 South Stockton Street and 333 Lebaron Boulevard subject to conditions of approval as outlined in the staff report. The motion carried by the following vote:

Ayes:	Commissioners –	Della Monica, Slater, Stafford, Yocum and Chair Kiser
Noes:	Commissioners –	None
Absent:	Commissioners -	None

**4. COMMENTS BY THE PUBLIC**

None

**5. COMMENTS BY SPARC MEMBERS AND STAFF**

None

**6. ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:39 p.m.

ATTEST:

Craig Hoffman  
City Planner



## **CITY OF LODI**

### **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE**

#### **Staff Report**

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**MEETING DATE:** January 23, 2019

**APPLICATION NO:** 2018-48 SP

**REQUEST:** Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Oakmont of Lodi project containing 82 residential elderly care facility units – 2740 South Stockton Street and 333 Lebaron Boulevard. (Applicant: OSL Properties LLC / Oakmont of Lodi; File Number: 2018-48 SP; CEQA Determination: Exempt Per Section 15153)

**LOCATION:** 2740 South Stockton Street  
058-660-16

333 Lebaron Boulevard  
058-560-26

**APPLICANT:** OSL Properties LLC / Oakmont of Lodi  
Mr. Will Gallaher  
9240 Old Redwood Highway. Suite 200  
Windsor, CA 95492

**PROPERTY OWNER:** Skinner Ranch Holdings, LP  
Mr. Dale Gillespie, member  
1420 S. Mills Ave. Suite M  
Lodi, CA 95242

#### **RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee approve the request of OSL Properties LLC / Oakmont of Lodi for the Oakmont of Lodi project containing 82 residential elderly care facility units with associated site improvements at 2740 South Stockton Street and 333 Lebaron Boulevard, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

#### **SUMMARY**

The applicant proposes to construct a new 82 unit senior apartment building. The project includes a two story building consisting of approximately 89,000 sq ft. The site includes landscaping, parking lot with garages / storage spaces. Project description is included as Attachment B.

Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

## PROJECT/AREA DESCRIPTION

General Plan Designation: Commercial  
Zoning Designation: PD(39)  
Property Size: 14.3 acres – Project is 3.73 acres

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Commercial	PD(39)	commercial - hotel
South	Medium Density Residential	PD(39)	Single family residential
East	Commercial	PD(39)	commercial
West	Medium Density Residential	PD(39)	Single family residential

## BACKGROUND

The project site is located within the Reynolds Ranch planned development area. This project site was part of an annexation in 2006 and has been designated previously for senior medium density housing and then commercial development. The property is zoned PD(35), which allows for innovative and creative development that will enhance the City of Lodi. The project site is currently vacant.

The original Reynolds Ranch planned development anticipated a commercial core surrounded by medium density and high density residential development. This has morphed into more commercial development with the 2010 General Plan. With the development of the Rubicon 156 unit apartment complex and the 142 unit Revel senior apartment complex, the overall project is starting to look more like the original transit oriented development that would be more of a mixed use project / development.

The approval of this project is solely architecture. This use is allowed within the PD(35) development.

The project site will be 3.73 acres of a 14.3 acre property.

## PROPOSAL

The applicant is proposing to construct a residential care facility for the elderly project that includes the following:

- There will be a two story – 89,000 sq ft building with site improvements.
- The project includes 82 units including: studio units, one bedroom units and two bedroom units.
- The facility will include common lobby, lounge, reading room, central dining area with central kitchen, café, activity rooms, beauty salon, fitness center, media room and offices.
- The project includes 24 hour staffing with a special needs area for residents with memory impairments.
- The building has a top of ridgeline height of 26 feet. There are a few roofline pop-up to break the horizontal plan. The tallest feature is approximately 36 ft in height.

- The project provides for 66 parking spaces. The project is over-parked per our standards.
- The project includes 15 covered garage spaces.
- There is an outside recreation area internal to the building.
- There is a secured outside area along the southern building frontage.
- The project continues with an agrarian look and texture. This is consistent with the commercial buildings, park structures, and Rubicon Apartments.

Staff has reviewed the project for setbacks, lot coverage, parking requirements, height standards, compatibility with adjacent properties and design expectations from the Reynolds Ranch Planned Development Guidelines and the multi-family design guidelines.

The project meets the requirements of the zoning code and includes design elements that tie into the commercial development as well.

The applicant has created a comprehensive design package for the project, included as Attachment C.

## FINDINGS

The Project has been reviewed in accordance with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed Oakmont of Lodi project. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district. Comment:* The project incorporates elements of the design from the commercial development, creating a comprehensive design for Reynolds Ranch development.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards. Comment:* The project is consistent with the overall physical development of the site. The site has been proposed for medium density senior development since 2006 and is a major design feature of the Reynolds Ranch mixed use project. The project properly relates to essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and access points by providing adequate distances among buildings, and pedestrian circulation areas in accordance with code requirements;
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code. Comment:* The proposed addition is visually, physically and functionally compatible with the existing site and neighborhood characteristics because the architecture complements adjacent buildings and the site plan is planned to function as part of the overall development.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color. Comment:* The project design promotes visual environments that are of high aesthetic quality and variety.
5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. Comment:* The project is consistent with the Lodi Development Code and adopted City standards. The project is conditioned to include

design features that enhance path of travel, improve walkways and improve ADA access within the site.

6. The project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The Reynolds Ranch Final EIR, (SCH#2006012113) including comments and responses to comments, was certified by the City Council on August 30, 2006. An addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008.

Subsequently, the City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Commercial.

The EIR addressed the impacts of the total scope of the new commercial, residential impacts on the community of the various phases of the project. The proposed project yields no potential new impacts related to the original Project, which would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Reynolds Ranch EIR.

No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15153 and no further environmental review is required.

## **CONDITIONS OF APPROVAL**

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for the Oakmont of Lodi project, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

4. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.
6. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
7. Landscape plans will be submitted to Planning for review and shall meet State water / drought tolerant design.
8. The project shall meet the overall development requirements and conditions from the Reynolds Ranch Residential project – Planning Commission Resolution 14-05.
9. There is a 12 foot PUE at the back edge of sidewalk. All structures need to be out of the PUE area.
10. The project will need to pay for 3.73 acres of SJ Habitat Mitigation costs.

#### Lodi Electric Utility

11. Per municipal code, this property shall receive electric service from the City of Lodi Electric Utility. To receive electric service, Lodi Electric is in need of the following information:

An application for service (available at [www.lodielectric.com](http://www.lodielectric.com)). This should be accompanied by the following:

- Site-plan
- Square-footage information of each structure
- HVAC tonnage and count information for each structure
- Information about any unusual or large loads

Sufficient time (several months at a minimum) for our due-diligence, research, project pipeline and necessary work. Lodi Electric is usually substantially faster than other utilities in the area (which for comparison can take a year or more to produce a final-design), however, for the above reasons and more, to avoid delays in their projects, applicants need to engage with Lodi Electric and provide all of the required information many months in advance). At this point, the Utility has had not received any information directly from the applicant. Please be sure to engage with the Utility.

Space for setting and accessing various equipment. Exact quantities and dimensions, cannot yet be determined at this stage, however, it is known that that project will need to allocate various spaces.

Various PUE's. At this stage it's premature to identify precise locations, however, the utility will likely require areas as-needed for various pieces of pad-mounted equipment.

#### Building Department - General Comments:

12. The construction of the new building(s) and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations



and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.

13. All buildings and structures shall have the required fire separation distance separation to the property lines and other structures as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each structure, as per 2016 CBC, Sections 705, Tables 601, 602 ,705.8 and 716.5
14. Fire rated separation may be required between different occupancies in the building as per 2016 CBC, Section 508.4 and Table 508.4
15. Plans shall show fire rated separation between dwelling units in accordance with 2016 CBC, Section 708 and fire rated horizontal assemblies between the 2<sup>nd</sup> floor residences and 1<sup>st</sup> floor occupancies in accordance with Section 711. 2016 CBC, Section 420
16. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2
17. Where the occupant load for any area of the building exceeds 49, the plans shall show:
  - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
  - b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
  - c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
  - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
  - e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
  - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
    1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT".
    2. Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
      - a. "EXIT STAIR DOWN"
      - b. "EXIT RAMP DOWN"
      - c. "EXIT STAIR UP"
      - d. "EXIT RAMP UP"
    3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, shall be identified by a tactile exit sign with the words "EXIT ROUTE".
    4. Each exit access door from an interior room or area that is required to have a visual exit sign shall be identified by a tactile exit sign with the words, "EXIT ROUTE".
    5. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words "TO EXIT". 2016 CFC, Section 1013.4.

18. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
19. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
20. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2
  - 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3
  - 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2016 CBC, Section 502.3.3
  - 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4
21. Plans to specify location and provide complete and adequate details of the following required parking signage:
- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
  - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6
  - C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4

22. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2016 CBC, Sections 11B-227, 11B-904.4
  23. Plans to provide complete and adequate details for elevator to serve the second floor. Additionally, the elevator(s) shall comply with 2016 CBC, Section 1124A. 2016 CBC, Section 11B-206.2.3
  24. In buildings equipped with an elevator, all units are considered covered multi-family dwelling units. Covered multi-family dwelling units shall be adaptable and accessible as specified by 2016 CBC, Sections 1128A.1, 1104A, 1106A.
  25. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.
  26. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3
- Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2016 CBC, Table 11B-228.3.2.1 at the time of installation. Accessible EV charging spaces are required to comply with 2016 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2016 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2
27. In addition to the restrooms provided for the guest rooms, plumbing fixtures will be required for all other uses in the building. Unless the building meets one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified by 2016 CPC, Table 422.1.
  28. The plans show the proposed building exceeds 6,000sqft. Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system.
  29. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
  30. Fire alarm, as required by the 2016 CFC, shall be submitted under separate permit and cover by a C-10 licensed contractor.

31. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.
32. The building is required to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall include a fire control room with the following:
- a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.
  - b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" x 80".
  - c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" with 3" tall letters that contrast with their background.
  - d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6' above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS & Y chains and exterior doors and essential rooms as determined by the Chief.
  - e) Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7' not less than 35 square feet.
  - f) The fire sprinkler riser shall be located at least 12" from any wall. Fire riser SHALL NOT block doorway.
  - g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3' in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.
33. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, ¾" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080

### Public Works

The Public Works Department has the following comments regarding the approval of the SPARC review for a new 82-unit residential care facility project located west of Reynolds Ranch Parkway and north of LeBaron Boulevard (previously Reynolds Ranch Phase 3B):

34. Provide proper signage specifying right turn only at the Reynolds Ranch Parkway entrance/exit. One way only signage will be required in the Reynolds Ranch Parkway median.
35. One water and wastewater service is permitted per parcel. Existing, unused water and wastewater services shall be abandoned at the public main by City Forces, if applicable. Developer will be charged for work by City Forces based on time and materials.

36. Installation of curb, gutter, sidewalk, driveways, landscaping, street trees and street lights along the Le Baron Boulevard and Reynolds Ranch Parkway street frontages shall be in conformance with City Standards.
37. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
  - a) Stormwater Development Standards will be required for this project.
  - b) State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer and must be paid prior to map filing or commencement of construction operations, whichever occurs first.
38. Submit a Project Stormwater Plan for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
39. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
40. All existing Public Utility Easements shall be identified and labeled. All monument signs, garages, car ports, trash enclosures, and other vertical structures shall be located outside of public utility easements.
41. Sight distance easement maybe required for the driveway on Le Baron exiting the facilities to accommodate safe traffic movement. The plans and maps shall show such easements if required.
42. Dedication of all street right-of-way and necessary public utility easements for the construction of public improvements may be required.
43. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
44. Prior to any work within City Right-of- Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
45. As a matter of information, the on-site water system will likely need to be looped and should be considered in the design.
46. The on-site parking lot shall conform to Standard Plan 134.
47. The trash enclosure shall conform to the CASQA Development BMP Handbook Section SD-32 and shall be wide enough to provide separate containers for recyclable materials and other solid waste.
48. Landscape design shall comply with the City of Lodi's Water efficient landscape requirements detailed in Lodi Municipal code 17.30.070.
49. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
50. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or

perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.

51. All on-site water wells and septic systems shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
52. Obtain the following permits:
  - a) Building permit issued by the City of Lodi Building Division.
  - b) Encroachment permit from the Public Works Department.
53. Payment of the following fees prior to building permit issuance unless noted otherwise:
  - a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - b) Abandonment of existing water and wastewater services by City Forces, if applicable.
  - c) Water Meter fees.
  - d) Habitat Conservation Fee.
  - e) Regional Transportation Impact Fee (RTIF).
  - f) Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
  - g) Encroachment Permit Fee.
  - h) Any applicable reimbursement agreement fees at time of building permit issuance.
54. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
  - a) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
  - b) Wastewater Capacity Impact Mitigation Fee.
  - c) County Facilities Fees.
  - d) Water Treatment Facility Impact Mitigation Fee.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)
55. Any fees due the City of Lodi for processing this Use Permit shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
56. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.
57. Any fee due the City of Lodi for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fee within the time specified shall invalidate any approval or conditional approval granted.

58. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid in full to the City. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, January 12 2019. Twelve (12) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted

Craig Hoffman  
City Planner

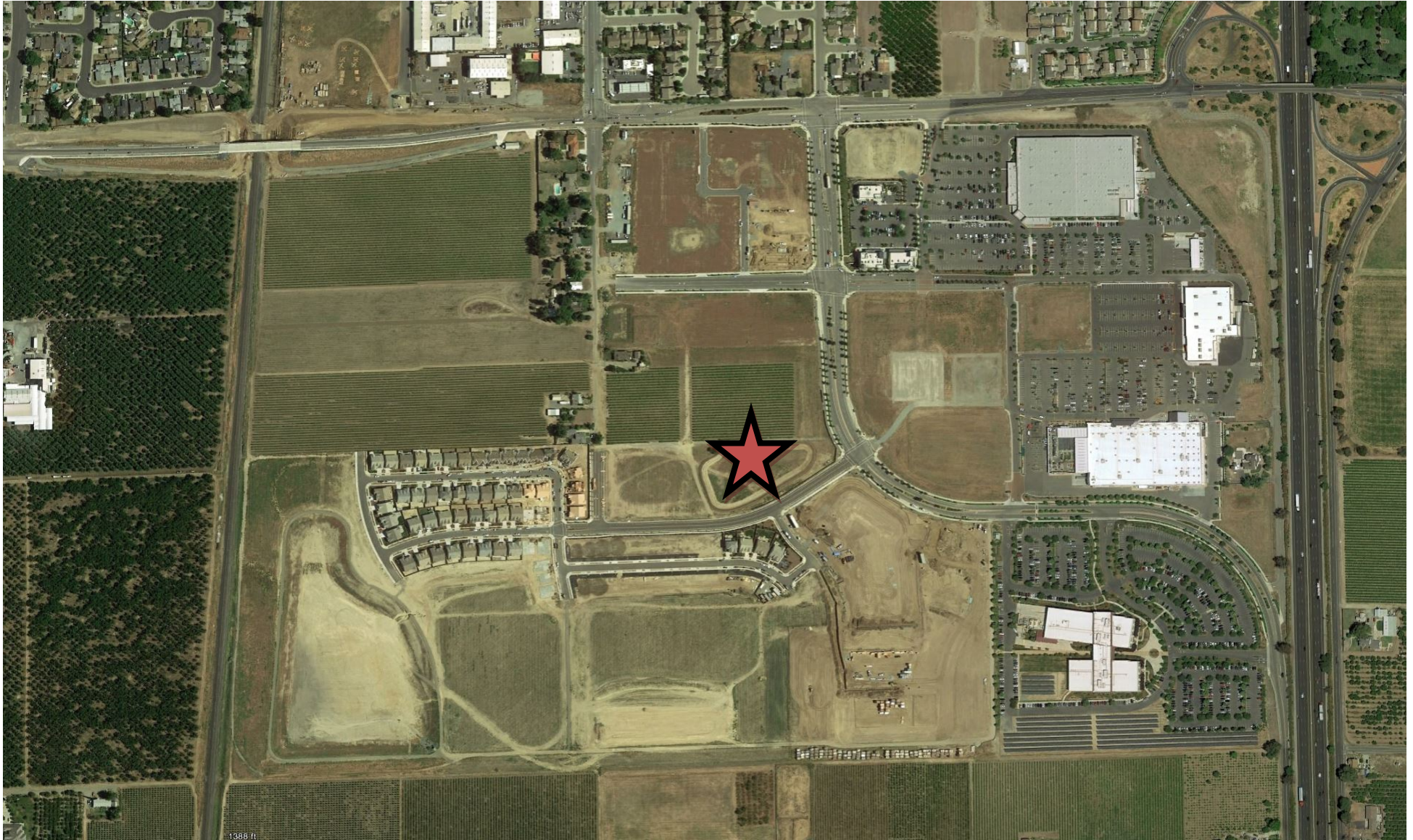
**ATTACHMENTS:**

- A. Vicinity / Aerial Map
- B. Rubicon at Reynolds Ranch Project Description
- C. Site Plan and Color Elevations



# VICINITY MAP

North



South

**LeBaron Blvd. and Reynolds Ranch Parkway**





OAKMONT OF LODI  
REYNOLDS RANCH PARKWAY  
LODI, CALIFORNIA 95240

NOTE: THIS PROJECT  
IS PRIVATELY FUNDED.

DRAWING INDEX

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R2	COLORED EXTERIOR ELEVATIONS
1	COLORED LANDSCAPE PLAN
2	SITE PLAN
3	DETAILS
4	LIGHTING/PHOTOMETRIC PLAN
A1.1	EXTERIOR ELEVATIONS
A1.2	EXTERIOR ELEVATIONS
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	ROOF PLAN
C1.0	COVER SHEET
C1.1	NOTES SHEET
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C3.0	GRADING PLAN
C3.1	CROSS SECTIONS
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS

PROJECT DATA

A.P.N.	= 058-660-16 & 058-650-26
CONSTRUCTION TYPE	= TYPE VA
SPRINKLERS	= FULLY SPRINKLERED
NUMBER OF STORIES	= 2 STORIES
BUILDING GROSS AREA	= 89,018 SQ. FT.
BUILDING HEIGHT	= 26'-2 1/2"
MAIN BUILDING ADDRESS =	REYNOLDS RANCH PKWY, LODI, CA 95240
SPRINKLER SYSTEM	= NFPA 13
RCFE COMMUNITY	= R2.1, A-2, A-3 & B
ZONING DESIGNATION	= PD
PROPERTY SIZE	= 4.1 ACRES

CODE ANALYSIS

- A. THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)  
B. THE 2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)  
C. THE 2016 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)  
D. THE 2016 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)  
E. THE 2016 EDITION OF THE CALIFORNIA FIRE CODE (CFC)  
F. THE 2016 EDITION OF THE CALIFORNIA ENERGY CODE  
G. THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTE: OR CURRENT CODE AT BUILDING DEPARTMENT SUBMITTAL DATE.

CALCULATIONS

PARKING CALCULATION:

SPACES REQUIRED	= 82 UNITS x 0.5 SPACE = 41 SPACES
SPACES PROVIDED	= 66 SPACES

FLOOR/AREA RATIO CALCULATION:

TOTAL PROPERTY SIZE	= 178,596 SQ FT (4.1 ACRES)
FIRST FLOOR AREA	= 45,709 SQ FT
FIRST FLOOR F.A.R	= 45,709 SQ FT/ 178,596 SQ FT = 25.6%
SECOND FLOOR AREA	= 43,309 SQ FT
SECOND FLOOR F.A.R	= 43,309 SQ FT/ 178,596 SQ FT = 24.2%
TOTAL BUILDING F.A.R	= 89,018 SQ FT/ 178,596 SQ FT = 49.8%

CONSULTANTS

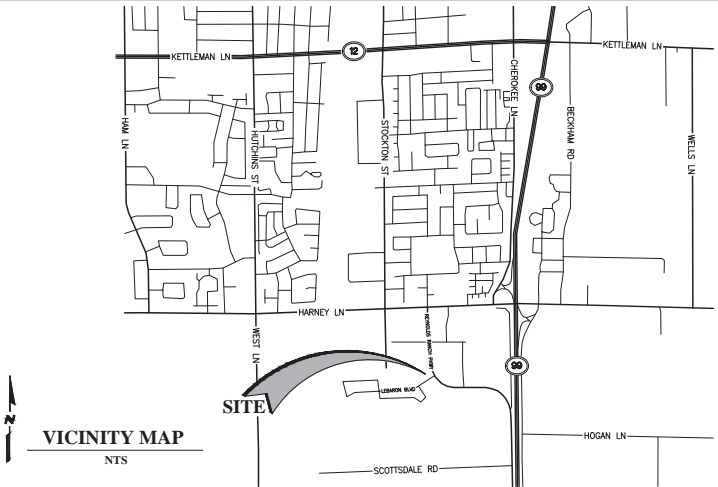
**OWNER**  
Oakmont Senior Living  
9240 Old Redwood Hwy  
Windsor, CA 95492  
(707) 535-3200 FAX (707) 535-3299

**DESIGNER**  
Mehrddad Haji-Sharifi  
9240 Old Redwood Hwy  
Windsor, CA 95492  
(707) 535-3200 FAX (707) 535-3299

**CIVIL ENGINEER**  
RSC Engineering  
2250 Douglas Boulevard, Suite 150  
Roseville, CA 95661  
(916) 788-2884 FAX (707) 788-4408

**LANDSCAPE ARCHITECT**  
Jennifer Limoli  
9240 Old Redwood Hwy  
Windsor, CA 95492  
(707) 535-3200 FAX (707) 535-3299

VICINITY MAP



LICENSING — RESIDENTIAL CARE FOR THE ELDERLY

3, DECEMBER 2018  
BUILDING DEPARTMENT  
RE: SENIOR LIVING FACILITY

DEAR BUILDING DEPARTMENT OFFICIAL:  
THE FACILITY WE WILL BE BUILDING AT REYNOLDS RANCH PARKWAY IS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) AND IS LICENSED BY THE DEPARTMENT OF SOCIAL SERVICES, COMMUNITY CARE LICENSING. SPECIFICALLY WE ARE LICENSED UNDER TITLE 22, DIVISION 8, CHAPTER 8. THIS LICENSING CATEGORY ALLOWS US TO HOUSE SENIORS OVER THE AGE OF 62 AND TO AID THEM IN THEIR ACTIVITIES OF DAILY LIVING, INCLUDING MEDICATION REMINDERS, BATHING AND GROOMING ASSIST, AMBULATION ASSIST AND DRESSING ASSIST. IN ADDITION, OUR FACILITIES PROVIDE THREE MEALS PER DAY IN A COMMON DINING ROOM, TRANSPORTATION, HOUSEKEEPING AND ACTIVITIES PROGRAM. OUR RCFE LICENSE PROHIBITS US FROM HOUSING RESIDENTS WHO ARE IN NEED OF 24 HOUR MEDICAL CARE, ARE COMPLETELY BEDBOUND, OR HAVE THE FOLLOWING MEDICAL CONDITIONS: GASTROSTOMY CARE, NASO-GASTRIC TUBES, TRACHEOTOMIES, STAPH OR OTHER CONTAGIOUS INFECTIONS. RCFES ARE BASED ON A SOCIAL MODEL AND UNLIKE SKILLED NURSING FACILITIES, DO NOT PROVIDE 24 HOUR MEDICAL CARE. RESTRAINT WILL NOT BE PRACTICED IN THIS FACILITY.  
SINCERELY,  
GREGO T. WANKE  
BUILDING DESIGN

UNIT SUMMARY

ASSISTED LIVING		
UNIT #	UNIT TYPE	TOTAL
A	STUDIO	3
AA	STUDIO	4
A	OPEN ONE-BDRM	11
C	ONE-BEDROOM	9
C-DECK/PATIO	ONE-BEDROOM	17
C	TWO-BEDROOM	4
D	TWO-BEDROOM	3
D-DECK	TWO-BEDROOM	2
		53
MEMORY CARE		
UNIT #	UNIT TYPE	TOTAL
AZ	STUDIO	6
AAZ	STUDIO	23
		29
TOTAL		
TOTAL UNITS		82
TOTAL SQUARE FOOTAGE		89,018

MEHRDAD HAJI-SHARIFI  
9240 OLD REDWOOD HWY  
SUITE 200  
WINDSOR, CA 95492  
PH: 707-535-3200

OAKMONT  
Senior Living, LLC

TITLE SHEET

OAKMONT OF LODI  
REYNOLDS RANCH PARKWAY, LODI, CALIFORNIA 95240

JOB NO:  
SCALE:  
AS SHOWN  
DRAWN BY:  
M. MURRIN  
DATE:  
12-3-18  
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REVISIONS:

SHEET NO:

A0





EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



ENTIRE SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"TANBARK" 40-40 COMP. SHINGLES	"WEATHERED WOOD"
B-1	BODY	EXTERIOR STUCCO FINISH 20/20 S&W FRESH	"HELLY WOOD" / "H&W 207" "WALL"
B-2	BODY	LAP SIDING "HANDSHAKE"	"HELLY WOOD" / "H&W 207" "WALL"
TR-1	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR CALL-OUTS	"HELLY WOOD" / "H&W 207" "WALL"
TR-2	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR CALL-OUTS	"HELLY WOOD" / "H&W 207" "WALL"
W-1	WINDOWS	W/PL FRAMES	"ALUMINUM WOOD" / "H&W 207" "WALL"
MTL-1	MOVING	MANUFACTURER VARIES	"ALL WOODS TO BE POWDER COATED COLOR: FLIP BLACK"
ST-1	CAST STONE	ELEMENTS STONE ON TOOLS	"CAST STONE TO MATCH HELLY WOOD #30 'TANNO WHITE'"
ST-2	STONE VENEER	ELEMENTS STONE	"CENTRAL REEF 'PEARL WHITE'"

NOTE: ALL TRIM TO MATCH ADJACENT BODY COLOR, TYPICAL.

MEHRDAD HAJI-SHARIFI  
3240 OLIVERA DRIVE  
WINNERS, CA 95492  
PH: 707-535-3200

OAKMONT  
Senior Living, LLC

EXTERIOR ELEVATIONS  
OAKMONT OF LODI  
REYNOLDS RANCH PARKWAY, LODI, CALIFORNIA 95240

JOB NO:  
SCALE:  
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DRAWN BY:  
R. MURRAY  
DATE:  
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R1





COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	WOOD	"BERRY" 90-YR COMP THUSSELS	"BEACHED WOOD"
B-1	WOOD	EXTERIOR STUCCO FINISH 25/75 SARE FINISH	KELLY MOORE / W8 #27 "WHITE"
B-2	WOOD	1"40 SARE "WOOD PLANK"	KELLY MOORE / "SANDY "WOOD PLANK"
TR-1	WIR	MATERIALS JAMES VEE ELEVATIONS FOR CALL-OUTS	KELLY MOORE / "WASHED "SANDY WOOD"
TR-2	WIR	MATERIALS JAMES VEE ELEVATIONS FOR CALL-OUTS	KELLY MOORE / "WASHED "SANDY WOOD"
W-1	WOODWORK	WALL, FRAMES	ALUMINUM BRASS "ALUMINUM BRASS"
MTL-1	BRICKWORK WOOD	MANUFACTURER SPEC	ALL BRICKWORK TO BE IN POWDER COATED COLOR: FLAT BLACK
ST-1	ONCE STONE TRIM	ELEVATIONS DATED FOR LEGAL	COLOR: STONE TO MATCH KELLY MOORE #38 "WASHED WHITE"
ST-2	STONE TRIM	ELEVATIONS DATED FOR LEGAL	COLOR: STONE TO MATCH KELLY MOORE #38 "WASHED WHITE"

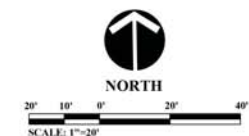
NOTE: ALL TRAM TO MATCH ADJACENT BODY COLOR. TYPICAL.



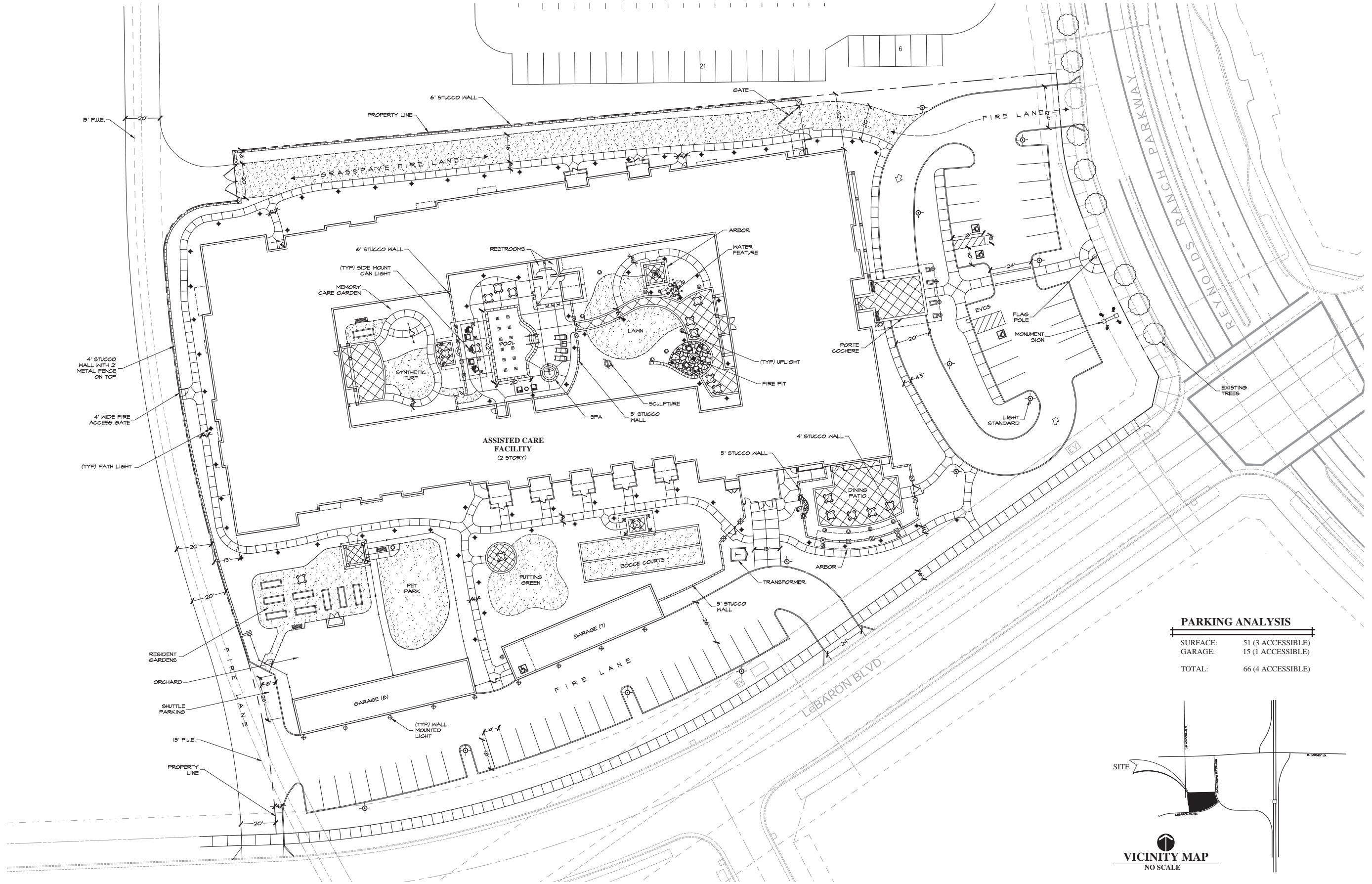


# TREE LEGEND

- TREE TYPE
- CANOPY SHADE TREE
- VERTICAL ACCENT TREE
- EVERGREEN TREE
- FLOWERING ACCENT TREES
- ORCHARD TREE



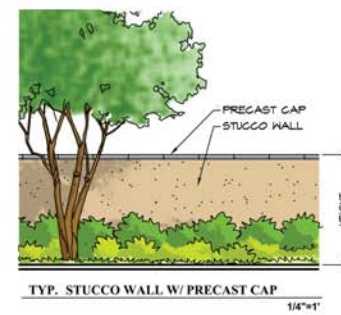
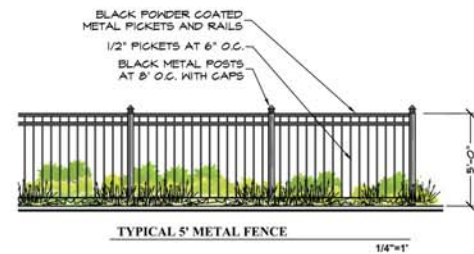
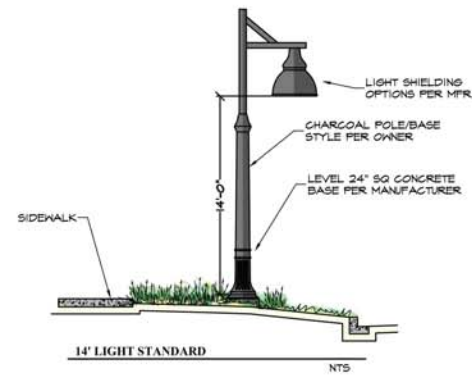
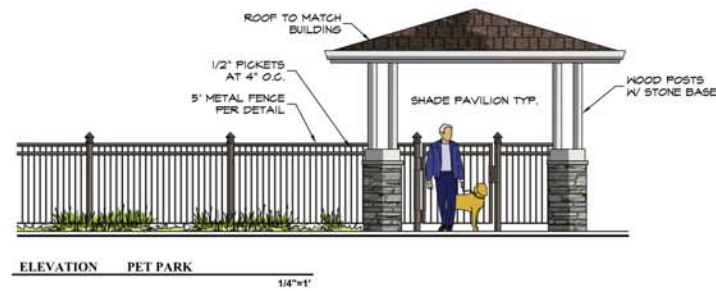
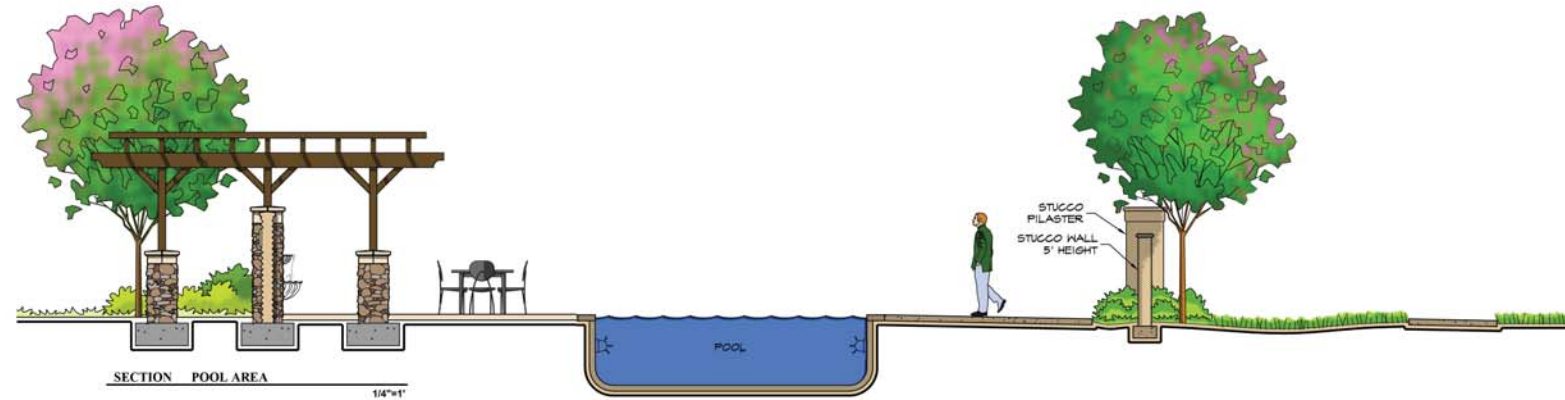
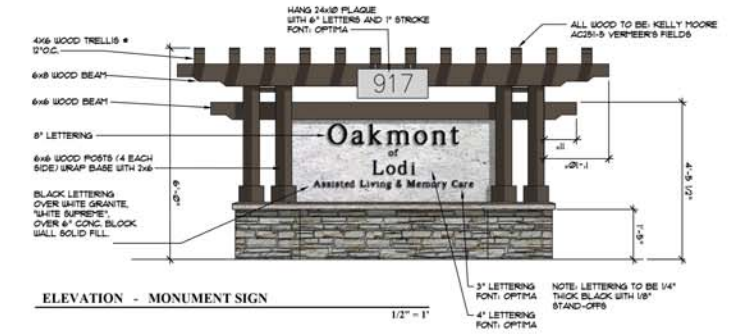
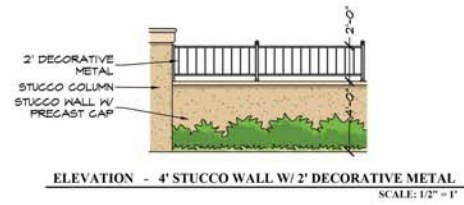




**PARKING ANALYSIS**

SURFACE:	51 (3 ACCESSIBLE)
GARAGE:	15 (1 ACCESSIBLE)
TOTAL:	66 (4 ACCESSIBLE)

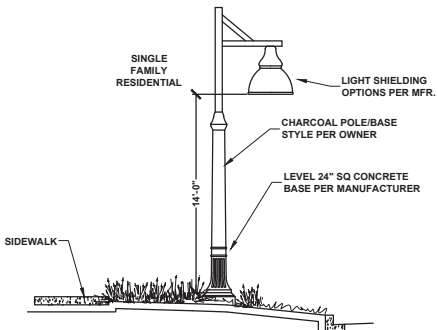
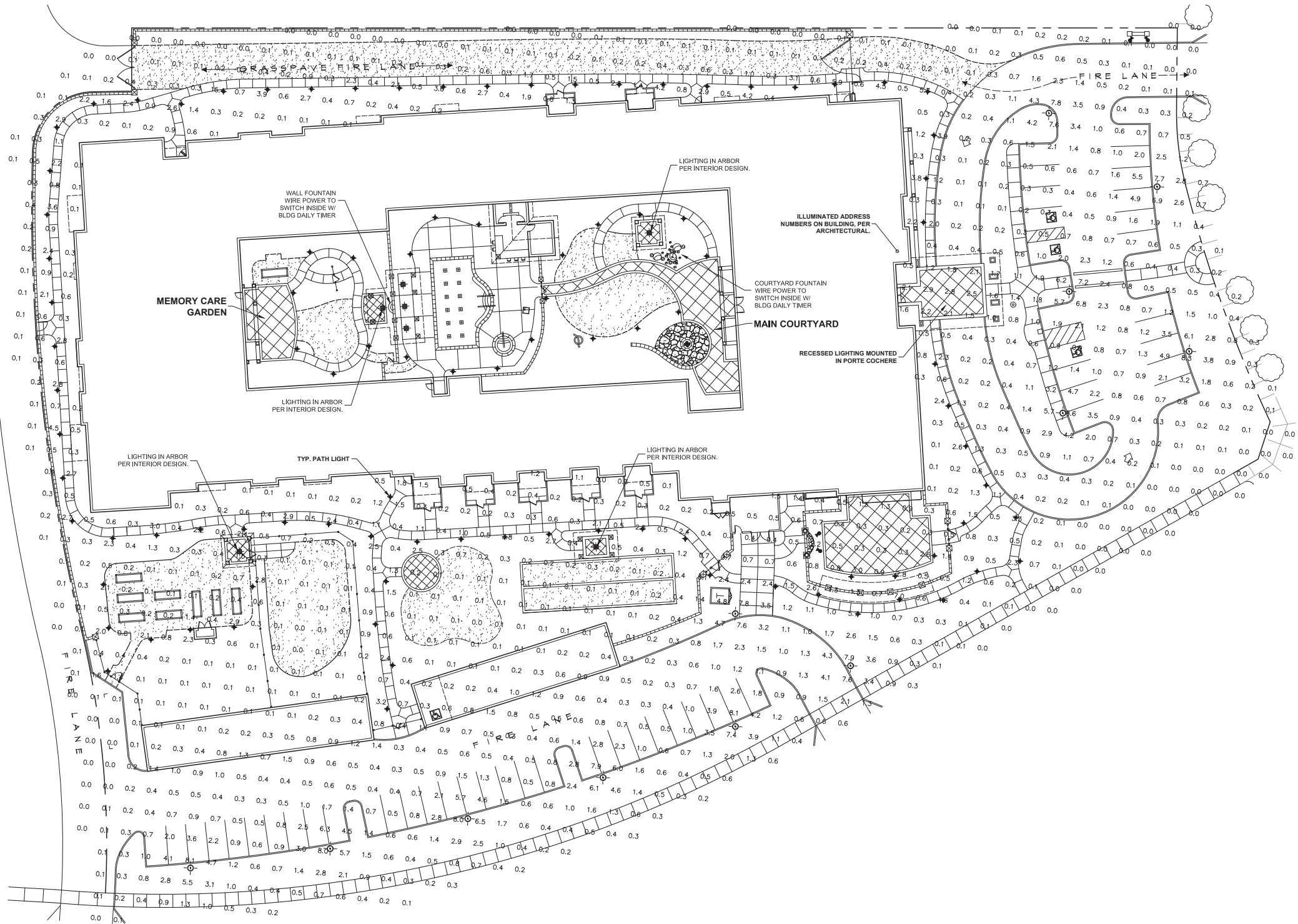






LIGHTING NOTES

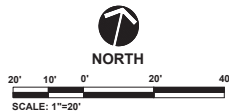
1. ALL LIGHTING SHALL MEET THE APPLICABLE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE.
2. LIGHTING SHALL BE EQUIPPED WITH VANDAL RESISTANT COVERS IN AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY, AS REQUIRED.
3. ALL EXTERIOR DOORS SHALL BE PROVIDED WITH THEIR OWN LIGHT SOURCE AND SHALL BE ADEQUATELY ILLUMINATED AT ALL HOURS OF DARKNESS TO MAKE CLEARLY VISIBLE THE PRESENCE OF ANY PERSON ON OR ABOUT THE PREMISES AND PROVIDE ADEQUATE ILLUMINATION FOR PERSONS EXITING THE BUILDING.
4. SITE LIGHTING SHALL BE DIRECTED AND INSTALLED TO PREVENT OFF-SITE GLARE.
5. GLARE FROM ANY ON-SITE LUMINOUS SOURCE, INCLUDING ON-SITE LIGHTING SHALL NOT EXCEED (0.5) FOOT CANDLE AT PROPERTY LINE. THIS DOES NOT INCLUDE ANY STREETLIGHTING OF PUBLIC SIDEWALKS.
6. VALUES BELOW 0.2 FC COMPLY WITH IESNA RECOMMENDED MIN. OF 0.13 FC FOR PRIVATE PARKING.



14' PRIVATE LIGHT STANDARD

SYMBOL	TYPE	MANUFACTURER	MODEL #	MOUNTING HEIGHT	NOTES	QTY.
	PUBLIC LIGHT STANDARD, NOT INCLUDED IN CALC.		PER CITY STANDARD		PROTECT IN PLACE	TBD
	PRIVATE LIGHT STANDARD	PACIFIC LIGHTING	PM-10-LED4000-MT-3-TD-1A-GD-BZ-DBE-4F-14-BZ (TYPE B)	14'	LED TOW MAX	15
	SURFACE TREE UPLIGHT	KIM LIGHTING	SCARAB-EL700F3/4L4KUV-BL-JBR2	5'	LED AIM AT TREE	26
	SMALL SPOT LIGHT	KIM LIGHTING	SCARAB-EL700F3/12L4KUV-BL-JBR2	5'	LED AIM AT SIGN	11
	PRIVATE PATH LIGHT	PER OWNER	PER OWNER	14"		44
	TRELLIS LIGHT	PER OWNER	#PER ARCHITECTURAL (36W LED)	NA	DOWN LIGHT IN ARBOR	TBD
	GFI WATERPROOF OUTLET IN WALL	PER OWNER	PER OWNER			TBD
	ELECTRICAL J-BOX FOR WATER FEATURE AS NOTED	PER OWNER	PER OWNER			TBD

LIGHT STANDARD FOOTING TYPE:  
24" HT, 24" DIA. CONC. FOOTING PER STRUCTURAL. 12'-0" LIGHT POLE HT. PER LEGEND INSTALLED SO THAT CENTER OF POLE IS 3'-0" FROM CURB FACE OR AS SHOWN ON PLAN.



"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."



**OAKMONT**  
*Senior Living, LLC*

LIGHTING/PHOTOMETRIC PLAN

OAKMONT of LODI  
LODI, CALIFORNIA

JOB NO:  
SCALE:  
DRAWN BY:  
DATE:  
DECEMBER 2018  
COPYRIGHT  
REVISIONS:  
SHEET NO:



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



ENTIRE SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"PABCO" 40-YR COMP SHINGLES	"WEATHERED WOOD"
B-1	BODY	EXTERIOR STUCCO FINISH 20/30 SAND FINISH	KELLY MOORE / KM #27 "BONE"
B-2	BODY	LAP SIDING "HARDIEPLANK"	KELLY MOORE / KM4603 "ROCKVALE"
TR-1	TRIM	MATERIAL VARIES, SEE ELEVATIONS FOR CALL-OUTS	KELLY MOORE / KM4603 "GRAND AVENUE"
TR-2	TRIM	MATERIAL VARIES, SEE ELEVATIONS FOR CALL-OUTS	KELLY MOORE / KM4968 "ARCTIC WHITE"
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
ST-1	CAST STONE TRIM	ELDORADO STONE OR EQUAL	CAST STONE TO MATCH KELLY MOORE #36 "NAVAJO WHITE"
ST-2	STONE VENEER	ELDORADO STONE	COASTAL REEF "PEARL WHITE"

NOTE: ALL TRIM TO MATCH ADJACENT BODY COLOR, TYPICAL.

MEHRDAD HAJI-SHARIFI  
9240 OLD REDWOOD HWY  
SUITE 200  
WINDSOR, CA. 95492  
PH: 707-535-3200

OAKMONT  
*Senior Living, LLC*

EXTERIOR ELEVATIONS  
OAKMONT OF LODI  
REYNOLDS RANCH PARKWAY, LODI, CALIFORNIA 95240

JOB NO:

SCALE:

AS SHOWN

DRAWN BY:

N. MURRIN

DATE:

12-3-18

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WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



ENTIRE NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"IMCO" 40-YR COMP SHINGLES	"WEATHERED WOOD"
B-1	BODY	EXTERIOR STUCCO FINISH 20/30 SAND FINISH	KELLY MOORE / KM #27 "BONE"
B-2	BODY	LAP SIDING "HARDIEPLANK"	KELLY MOORE / KM3550 "ROCKWALL"
TR-1	TRIM	MATERIAL VARIES, SEE ELEVATIONS FOR CALL-OUTS	KELLY MOORE / KM4603 "GRAND AVENUE"
TR-2	TRIM	MATERIAL VARIES, SEE ELEVATIONS FOR CALL-OUTS	KELLY MOORE / KM4968 "ARCTIC WHITE"
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
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NOTE: ALL TRIM TO MATCH ADJACENT BODY COLOR, TYPICAL.

MEHRDAD HAJI-SHARIFI  
5240 OLD REDWOOD HWY  
SUITE 200  
WINDSOR, CA 95492  
PH: 707-535-3200

OAKMONT  
*Senior Living, LLC*

EXTERIOR ELEVATIONS  
OAKMONT OF LODI  
REYNOLDS RANCH PARKWAY, LODI, CALIFORNIA 95240

JOB NO:

SCALE:  
AS SHOWN  
DRAWN BY:  
N. MURRIN  
DATE:  
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REVISIONS:

SHEET NO:

A1.2

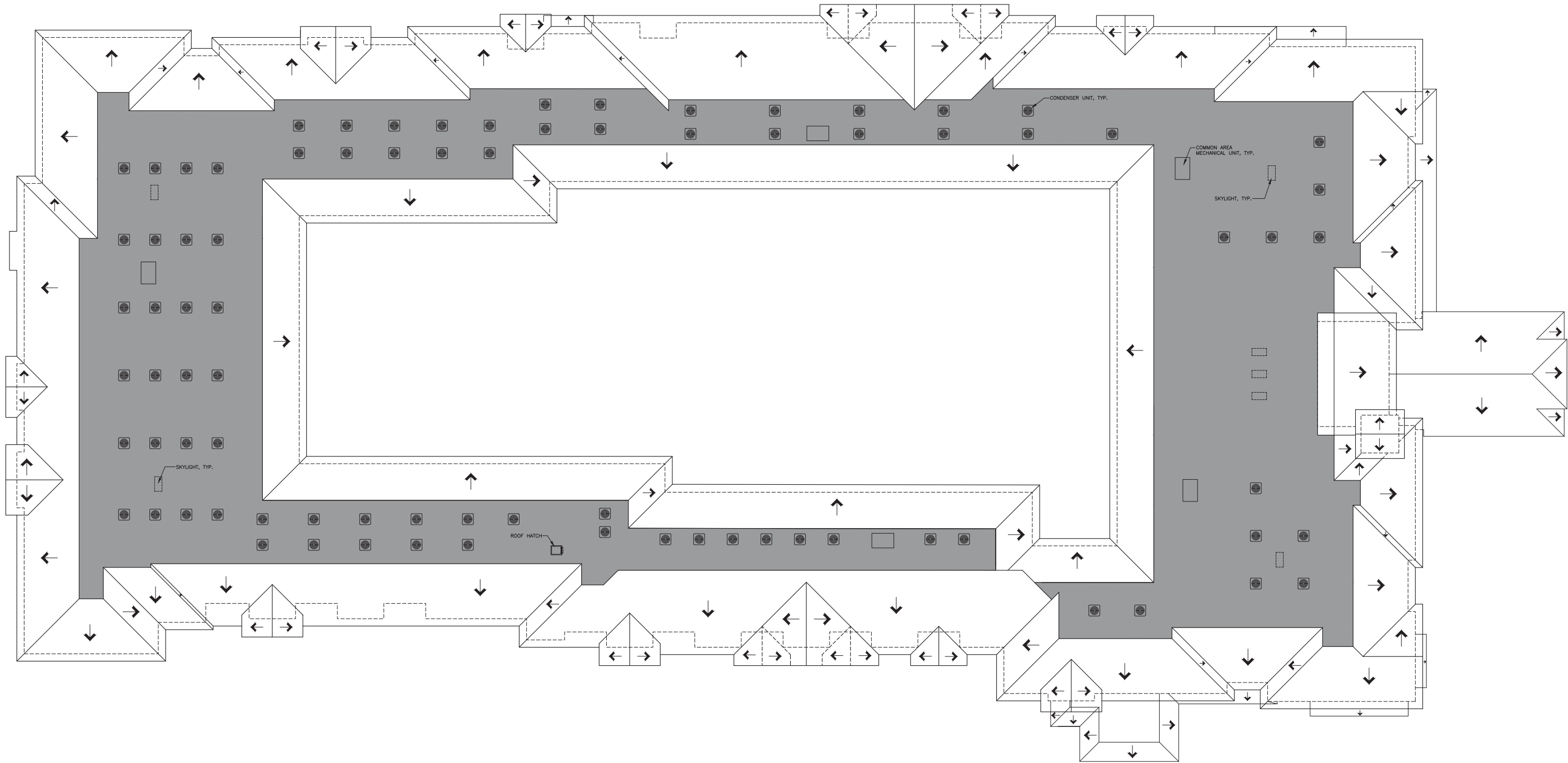


FIRST FLOOR AREA = 45,709 SQ. ST.  
SECOND FLOOR AREA = 43,309 SQ. FT.  
TOTAL FLOOR AREA = 89,018 SQ. FT.

NOTE: ENTIRE BUILDING IS ACCESSIBLE, ALL DWELLING  
UNITS ARE ADAPTABLE.

NOTE: ENTIRE BUILDING IS ACCESSIBLE, ALL DWELLING  
UNITS ARE ADAPTABLE.

Sheet: 06-14, 2018 - 21 Item Revisions: © Oakmont Living, LLC. All rights reserved. Updated for 2018/11/14



ROOF PLAN

SCALE: 3/32" = 1'-0"

FIRST FLOOR AREA = 45,709 SQ. FT.  
SECOND FLOOR AREA = 43,309 SQ. FT.  
TOTAL FLOOR AREA = 89,018 SQ. FT.

NOTE: ENTIRE BUILDING IS ACCESSIBLE, ALL DWELLING UNITS ARE ADAPTABLE.

MEHRDAD HAJI-SHARIFI  
9240 OLD REDWOOD HWY  
SUITE 200  
WINDSOR, CA. 95492  
PH: 707-535-3200

OAKMONT  
*Senior Living, LLC*

ROOF PLAN  
OAKMONT OF LODI  
REYNOLDS RANCH PARKWAY, LODI, CALIFORNIA 95240

JOB NO:

SCALE:  
AS SHOWN  
DRAWN BY:  
M. MURRIN  
DATE:  
12-3-18  
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REVISIONS:


SHEET NO:

A3.1



DEVELOPER:

**SAN JOAQUIN VALLEY  
LAND COMPANY**

1420 SOUTH MILLS AVE., SUITE K  
LODI, CA 95242  
PHONE: (209) 333-3400

[illegible]

PROJECT NO:	059-011
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**ROUGH GRADING PLANS FOR  
REYNOLDS RANCH PHASE 3B**

SHEET TITLE  
**COVER  
SHEET**

SHEET NO.  
**C1.0**  
1 OF 1

DATE: OCTOBER 29, 20



1. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
2. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ELK GROVE STANDARDS, LATEST EDITION, AND CALTRANS, LATEST EDITION (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO APPROVAL OF THE OWNER OR AN AUTHORIZED REPRESENTATIVE. CERTIFICATION FOR CONFORMANCE WITH PROJECT SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE ENGINEER.
3. APPROVAL OF THE OWNER AND/OR THEIR AUTHORIZED REPRESENTATIVE, IS REQUIRED ON COMPLETED WORK PRIOR TO: (A) PLACING OF ANY CONCRETE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF ASPHALT CONCRETE; (D) BACKFILLING TRENCHES FOR PIPE. WORK DONE WITHOUT SUCH APPROVAL SHALL BE AT THE CONTRACTOR'S RISK. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN THE WORK AREA AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO CITY OR PRIVATE IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR TO AN EQUAL OR BETTER CONDITION
5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, RSC ENGINEERING, INC., CONSULTING CIVIL ENGINEER, HEREINAFTER DESIGNATED AS THE ENGINEER, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE/SHE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES SHOWN ON THESE IMPROVEMENT PLANS. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE SAID FIRM TO HAVE AN AUTHORIZED REPRESENTATIVE PRESENT. SHOULD A CONFLICT BECOME APPARENT, THE ENGINEER WILL CONTACT THE PARTIES RESPONSIBLE FOR THE RELOCATION OF THE CONFLICTING FACILITY. CONTRACTOR TO VERIFY TIE-INS TO EXISTING UTILITIES AND CONFLICTS AT START OF CONSTRUCTION AND NOTIFY RSC ENGINEERING, INC. OF ANY CHANGES.
6. THE CONTRACTOR SHALL EXPOSE THE END OF EXISTING GRAVITY LINES FOR SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES A MINIMUM 48 HRS PRIOR TO CONNECTION OF PROPOSED UTILITY. ALL COSTS FOR SUCH EXCAVATION SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITH ANY DISCREPANCY FROM THE INFORMATION SHOWN ON THE PLANS
7. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
8. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE CONSULTING ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL A MITIGATION CAN BE MADE, ANY COSTS INCURRED RESULTING FROM CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING WORKING HOURS.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT CITY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL SUBMITTAL OF A COMPLETE LIST WITH LICENSE NUMBERS TO THE CITY.
12. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL OSHA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM CAL OSHA PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
13. ALL CONTRACTORS USING TEMPORARY "HAUL AWAY" TYPE CONTAINERS OR TEMPORARY SANITARY FACILITIES SHALL BE RESPONSIBLE FOR THE BUSINESS LICENSES FOR USE OF SUBJECT FACILITIES.
14. THE CONTRACTOR SHALL DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED TO A CITY APPROVED FACILITY/SITE.
15. NO TRENCH WITHIN THE CITY RIGHT OF WAY AND PUBLIC UTILITY EASEMENT SHALL REMAIN OPEN OVERNIGHT AND/OR ON WEEKENDS.
16. ALL IRRIGATION TRENCHES LEFT OPEN ADJACENT TO SIDEWALKS AND CURBS SHALL BE COVERED OR BACKFILL AT THE END OF EACH WORKING DAY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING "AS-BUILT" DRAWINGS UPON COMPLETION OF THE CONSTRUCTION TO THE ENGINEER AND THE OWNER.
18. IF ANY SIGNIFICANT HISTORICAL CULTURAL OR ARCHAEOLOGICAL ARTIFACTS OR SUBSURFACE FEATURES (I.E. BURIAL SITES) ARE UNCOVERED DURING CONSTRUCTION, ALL SUCH CONSTRUCTION WITHIN 100 YARDS SHALL IMMEDIATELY CEASE UNTIL SUCH TIME A QUALIFIED ARCHAEOLOGIST, EMPLOYED AT THE APPLICANT'S EXPENSE AND WITH CITY APPROVAL, HAS BEEN OBTAINED AND ASSIGNED TO THE VALUE OF THE ARTIFACT(S) AND MAKES A RECOMMENDATION AS HOW BEST TO PROCEED. IN SUCH AN EVENT, THE APPLICANT SHALL NOT RECOMMENCE CONSTRUCTION UNTIL WRITTEN AUTHORIZATION TO PROCEED HAS BEEN GIVEN BY THE CITY. IF BONE IS UNCOVERED, STATE LAW REQUIRES THAT THE NATIVE AMERICAN HERITAGE COMMISSION IN SACRAMENTO AND THE PLACER COUNTY CORONER'S OFFICE BE NOTIFIED IMMEDIATELY.

22. EARTHWORK:

A. A GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING FOR COMPACTION AND MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORTS BY: YOUNGDAHL CONSULTING GROUP, DATED: TBD FILE NO.; TBD AND ANY AMENDMENTS THEREAFTER, AND THE RECOMMENDATIONS OF THE DEPARTMENT OF PUBLIC WORKS. A GEOTECHNICAL ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIALS HAVE BEEN ACCOMPLISHED.

B. ALL COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL AND PROJECT SPECIFICATIONS. THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF ELK GROVE AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT.

C. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF UNLESS SPECIFIED OTHERWISE BY THE OWNER.

D. ROUTES TO OR FROM THE PROJECT, IF REQUIRED, FOR HEAVY EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER, AS RELATES TO EXISTING CITY STREETS. THE CITY REQUIRES A CONSTRUCTION ROUTE PLAN FOR CONSTRUCTION TRAFFIC BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION FOR APPROVAL BY THE CITY ENGINEER.

E. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

23. DUST CONTROL:

A. TO MINIMIZE DUST/GRADING IMPACTS DURING CONSTRUCTION THE CONTRACTOR SHALL:

- SPRAY WATER ON ALL EXPOSED EARTH SURFACES DURING CLEARING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION THROUGHOUT THE DAY TO MINIMIZE DUST.
- USE TARPULINS OR OTHER EFFECTIVE COVERS ON ALL STOCKPILED EARTH MATERIAL AND ON ALL HAUL TRUCKS TO MINIMIZE DUST.
- SWEEP THE ADJACENT STREET FRONTS AT LEAST ONCE A DAY OR AS NEEDED TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
- ENSURE THAT CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO LEAVING THE CONSTRUCTION SITE TO PREVENT DUST AND DIRT FROM BEING TRACKED OFF-SITE.

B. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF IN THE OPINION OF CITY STAFF, INADEQUATE DUST CONTROL OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.

24. UTILITIES: (GENERAL)

A. ALL THE UTILITIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS PROJECT WILL BE REQUIRED TO NOTIFY THE UTILITY COMPANIES AND (U.S.A.) 48-HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 227-2600. EXCAVATION FOR THE PURPOSE OF THE REQUIREMENT IS DEFINED AS BEING 18" OR MORE IN DEPTH BELOW THE EXISTING SURFACE.

B. SEE INDIVIDUAL AGENCIES PLANS FOR SIZES, TYPES, AND LOCATIONS OF THEIR PROPOSED FACILITIES.

C. FOR ALL TRENCH EXCAVATIONS, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. WHEN REQUIRED PER CITY AND/OR OSHA REQUIREMENTS THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF SAFETY PRIOR TO BEGINNING ANY TRENCH EXCAVATION (AT A MINIMUM IF THE TRENCH EXCAVATION IS 5 FEET OR MORE IN DEPTH). A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

D. UTILITY TRENCHING AND BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE PER CITY STANDARDS.

E. ALL UTILITY STUBS FOR FUTURE EXTENSION/CONNECTION SHALL BE CAPPED WITH A TEMPORARY PLUG AND THE LOCATION CLEARLY MARKED ABOVE GRADE. REFER TO UTILITY MARKER DETAIL.

25. SANITARY SEWER:

F. ALL PUBLIC SANITARY SEWER SHALL CONFORM TO SACRAMENTO AREA SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

26. STORM DRAINS:

A. STORM DRAIN REQUIREMENTS SHALL CONFORM TO THE CITY OF ELK GROVE STANDARDS AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

B. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

C. EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE.

D. THE CONTRACTOR SHALL NOT ALLOW ANY SEDIMENT TO BE WASHED INTO OR ENTER STORM DRAINAGE FACILITIES. SHOULD EXCESSIVE SEDIMENTATION OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO FLUSH OUT AND CLEAN THE FACILITIES AND BE APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.

E. A PUBLIC NOTICE 'NO DUMPING - DRAINS TO RIVER' SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY STANDARDS

F. ALL DRAINAGE STRUCTURES AND STORM DRAIN PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY

G. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.

27. DRY UTILITIES:

- A. JOINT TRENCH, ELECTRICAL, GAS, COMMUNICATIONS AND CATV FACILITIES SHALL NOT BE CONSTRUCTED UNTIL THE FINAL UTILITY CONSTRUCTION AND JOINT TRENCH PLANS, INDICATING THE EXACT LOCATION OF TRENCHES, CROSSINGS, AND STRUCTURES HAVE BEEN APPROVED.
- B. ALL DRY UTILITY LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITY AGENCY REQUIREMENTS.
- C. ALL UTILITY BOXES SET BETWEEN THE TOP BACK OF CURB AND THE ROADWAY HINGE POINT (TOP OF FILL OR TOE OF CUT) SHALL BE SET FLUSH WITH FINISHED GRADE. FOR ALL SUCH FACILITIES WITHIN SIX FEET (6') OF CURB OR EDGE OF PAVEMENT WHERE SHOULDER IS FLUSH WITH ROADWAY, LIDS AND COVERS CAPABLE OF SUPPORTING TRAFFIC WHEEL LOADS SHALL BE PROVIDED.
- D. UTILITY SERVICE PEDESTALS AND RISERS SHALL BE PLACED AT THE FINISH GRADE HINGE POINTS (TOP OF FILL OR TOE OF CUT) WHEN ADJACENT TO SIDE SLOPES.
- E. WHEN CROSSING OTHER UNDERGROUND UTILITIES, ELECTRICAL, GAS, COMMUNICATIONS, AND CATV FACILITIES SHALL BE SEPARATED FROM THOSE UNDERGROUND FACILITIES BY A MINIMUM OF ONE FOOT (1')

28. STREETS:

- A. ALL STREET IMPROVEMENTS SHALL CONFORM TO CITY OF ELK GROVE STANDARDS.
- B. EXISTING A.C. SURFACE SHALL BE SAWCUT TO A NEAT STRAIGHT LINE EITHER PARALLEL TO OR PERPENDICULAR WITH, WHICHEVER MAY APPLY, THE STREET CENTERLINE AND THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING THE EXPOSED EDGE OF A.C. AND VERTICAL FACES OF CURBS SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
- C. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY TO COMPLETE THE REQUIRED WORK OR DEEMED NECESSARY BY THE CITY, THE CONTRACTOR SHALL CONFORM TO CALIFORNIA MUTCD GUIDELINES.
- D. CITY APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.
- E. THE CONTRACTOR SHALL AT A MINIMUM, CLEAN AND SWEEP STREET AS REQUIRED BY THE CITY.

**POTHOLING INSTRUCTIONS:**

TWO WEEKS PRIOR TO BEGINNING CONSTRUCTION ON THE WATER MAINS, THE CONTRACTOR SHALL POTHOLE THE EXISTING UTILITIES SHOWN ON THESE PLANS AND SURVEY AND DETERMINE THE ELEVATION, SIZE AND LOCATION OF THE UTILITIES TO THE NEAREST 0.10'. THE CONTRACTOR SHALL COORDINATE TIMING OF THE POTHOLE WORK WITH RSC ENGINEERING. AFTER SURVEY CREWS HAVE LOCATED THE UTILITIES THE CONTRACTOR SHALL BACKFILL THE POTHOLES AND PLACE AC IF NECESSARY, ALL IN ACCORDANCE WITH CITY STANDARDS. A COPY OF THE SURVEY INFORMATION WILL BE PROVIDED TO RSC ENGINEERING. RSC ENGINEERING SHALL COORDINATE WITH THE LOCAL JURISDICTION AND REVISE THE ALIGNMENT OF THE WATER LINES IF NECESSARY. REVISIONS SHALL REQUIRE THE APPROVAL OF THE LOCAL JURISDICTION.

TWO WEEKS PRIOR TO BEGINNING CONSTRUCTION ON THE WATER MAINS, THE CONTRACTOR SHALL POTHOLE THE EXISTING UTILITIES SHOWN ON THESE PLANS AND SURVEY AND DETERMINE THE LOCATION, SIZE AND DEPTH OF THE UTILITIES TO BE LOCATED. THE CONTRACTOR SHALL COORDINATE TIMING OF THE POT-HOLE WORK WITH RSC ENGINEERING. AFTER SURVEY CORDS HAVE LOCATED THE UTILITIES THE CONTRACTOR SHALL BACKFILL THE POTHOLES AND PLACE AC IF NECESSARY, ALL IN ACCORDANCE WITH CITY STANDARDS. A COPY OF THE SURVEY INFORMATION WILL BE PROVIDED TO RSC ENGINEERING. RSC ENGINEERING WILL COORDINATE WITH THE LOCAL JURISDICTION AND REVIEW THE ALIGNMENT OF THE LOCAL UTILITIES. IF NECESSARY, REVISIONS SHALL REQUIRE THE APPROVAL OF THE LOCAL JURISDICTION.

**SAN JOAQUIN VALLEY  
LAND COMPANY**  
1420 SOUTH MILLS AVE., SUITE K  
LODI, CA 95242  
PHONE: (209) 333-3400

REV	DATE	DESCRIPTION	ENG BY CITY APPROVED	DATE
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PROJECT NO:	059-011
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**ROUGH GRADING PLANS FOR  
REYNOLDS RANCH PHASE 3B**

**REYNOLDS RANCH PKWY & LEBARON BLVD  
CITY OF LODI, CA**

SHEET TITLE

**GENERAL  
NOTES**

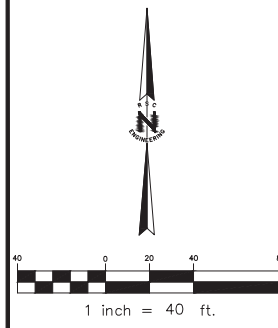
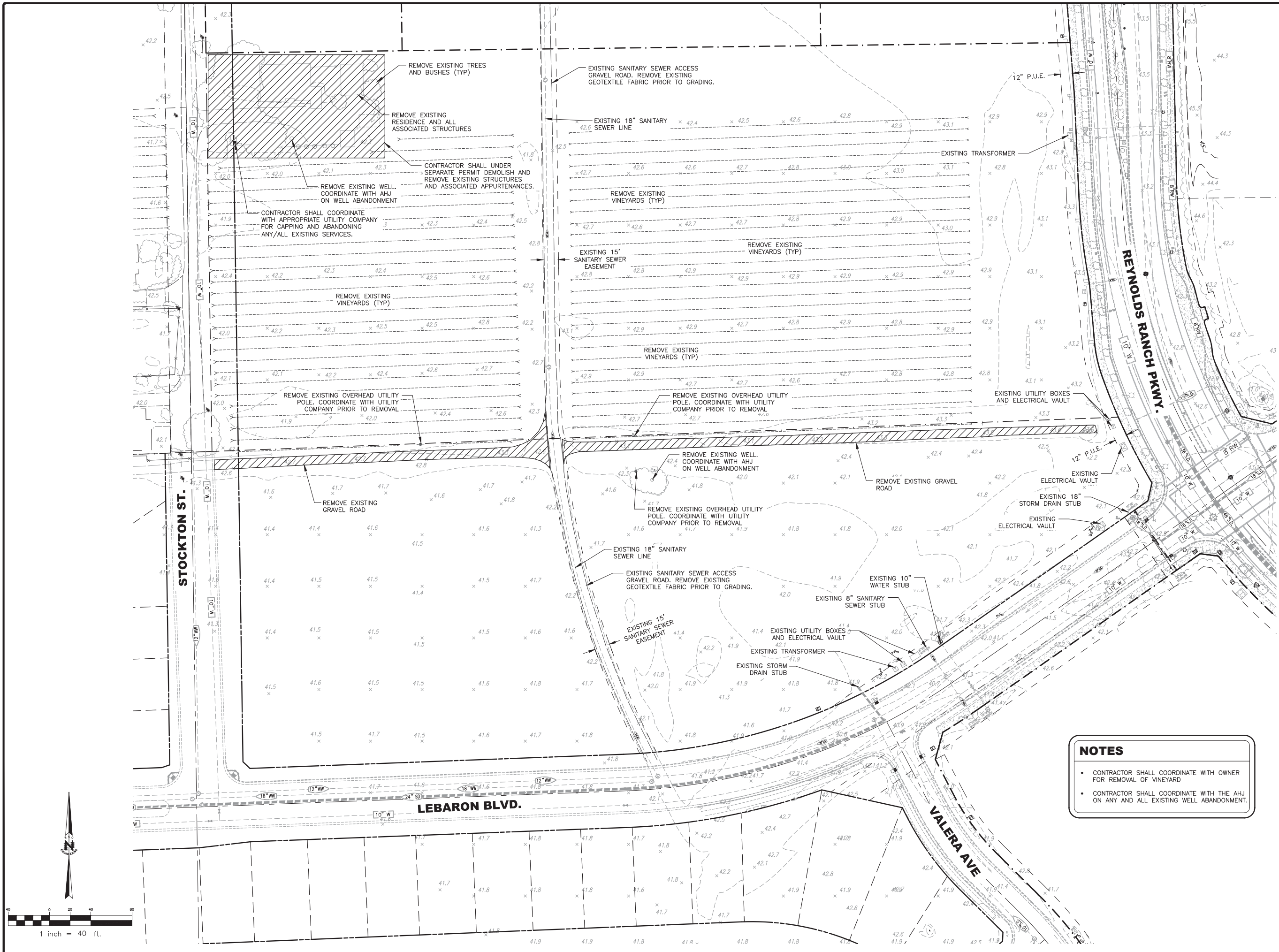
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2 OF 7

DATE: OCTOBER 29, 2018





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**NOTES**

- CONTRACTOR SHALL COORDINATE WITH OWNER FOR REMOVAL OF VINEYARD
- CONTRACTOR SHALL COORDINATE WITH THE AHJ ON ANY AND ALL EXISTING WELL ABANDONMENT.

DEVELOPER:  
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REV	NO.	DATE	DESCRIPTION



PROJECT NO: 059-011  
DRAWN BY: RSC Eng  
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DESIGNED BY: RSC Eng

**ROUGH GRADING PLANS FOR  
REYNOLDS RANCH PHASE 3B**  
**REYNOLDS RANCH PKWY & LEBARON BLVD  
CITY OF LODI, CA**

SHEET TITLE  
**EXISTING  
CONDITIONS  
& DEMO PLAN**

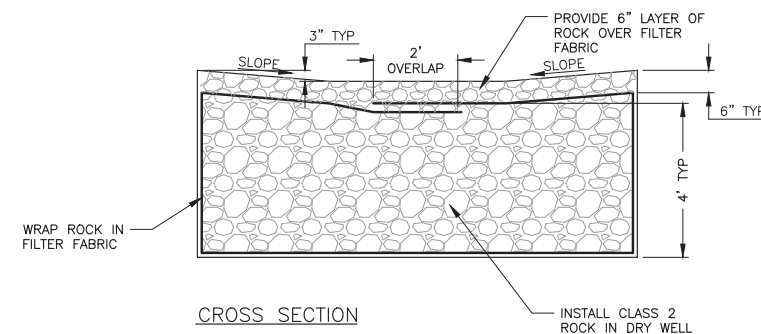
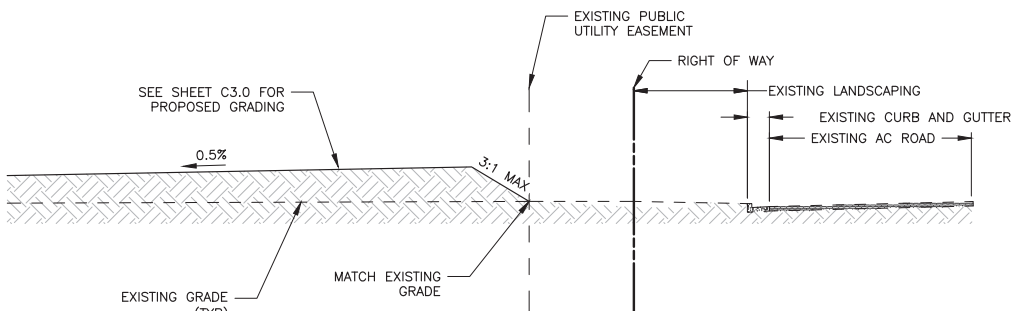
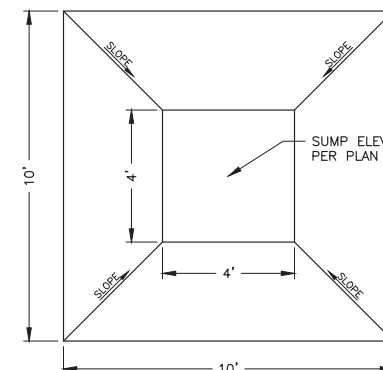
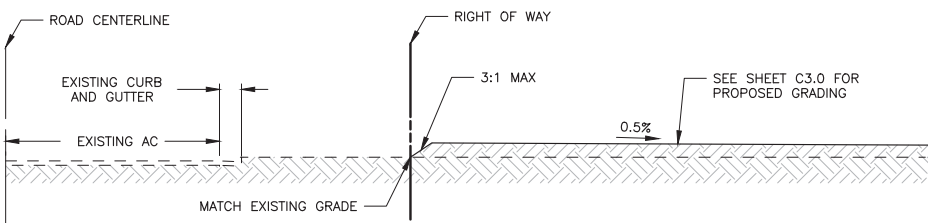
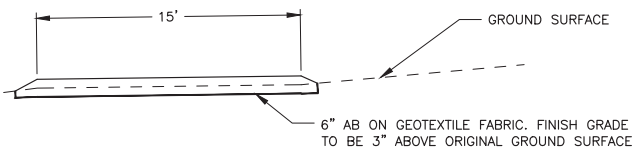
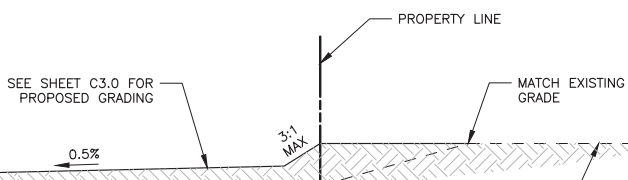
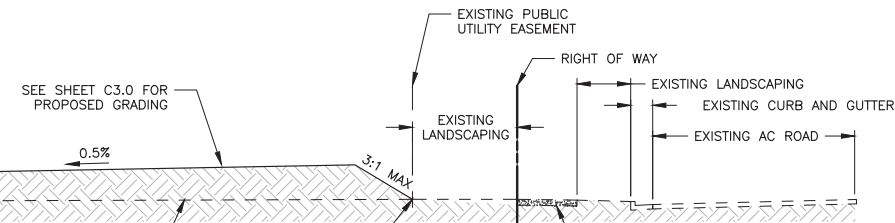
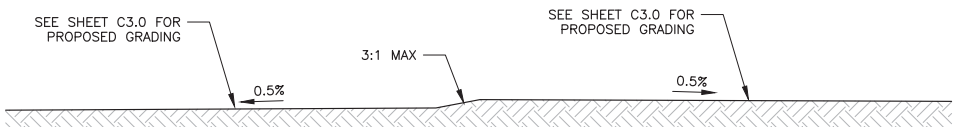
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**3 OF 7**  
DATE: OCTOBER 29, 2018











DEVELOPER:

**SAN JOAQUIN VALLEY  
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LODI, CA 95242  
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PROJECT NO:	059-011
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**ROUGH GRADING PLANS FOR  
REYNOLDS RANCH PHASE 3B**

SHEET TITLE

**CROSS  
SECTIONS**

SHEET NO.  
**C3.1**  
5 OF 5

DATE: OCTOBER 29, 2018







1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF LODI IMPROVEMENT STANDARDS. (MARCH 2006) (UPDATED JUNE 2011)
2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED YEAR ROUND.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWN STREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE CITY.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION AT ALL TIMES. IF HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION MEASURE.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. EROSION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTORS.
9. EFFECTIVE EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
10. ALL DROP INLET OR GRATED MANHOLE COVERS SHALL BE MARKED PER CITY OF LODI IMPROVEMENT STANDARDS STD DWG 4-24, SEE SHEET CB.1
11. SWPPP SHALL BE PREPARED BY A QSD, AND MAINTAINED BY A QSP.

WATER SHALL BE SUPPLIED AND APPLIED IN SUFFICIENT QUANTITY AND COVERAGE OF DISTURBED AREAS TO MINIMIZE DUST EMISSIONS. ALL VISIBLY DRY DISTURBED SOIL SURFACE AREAS OF OPERATION SHALL BE WATERED TO MINIMIZE DUST EMISSIONS.

HAUL VEHICLES EMPLOYED IN TRANSPORTING IMPORTED BORROW, SURPLUS EXCAVATED MATERIAL, SOIL OR SOIL AMENDMENTS INTO OR OUT OF THE PROPERTY SHALL BE COVERED.

WHERE SOIL IS TRACKED ONTO EXISTING PAVED ROADWAYS BY CONSTRUCTION OR OTHER VEHICLES, SUCH ROADWAYS SHALL BE IMMEDIATELY CLEANED BY HAND TOOLS, WET-SWEEPING OR OTHER ACCEPTABLE METHODS TO MINIMIZE DUST EMISSIONS.

ALL VEHICLES AND EQUIPMENT, INCLUDING EMPLOYEE VEHICLES AND EQUIPMENT AND MATERIALS DELIVERY VEHICLES, SHALL BE OPERATED AT SPEEDS THAT MINIMIZE DUST EMISSIONS.

DESIGNATED PARKING AND STAGING AREAS SHOWN ON THE PLANS SHALL BE USED FOR CONSTRUCTION EMPLOYEE PARKING TO MINIMIZE EMISSIONS.

THE CONSTRUCTION ENTRANCES SHALL BE STABILIZED AS SHOWN ON THE PLANS AND AS RECOMMENDED IN THE STORM WATER POLLUTION PREVENTION PLAN.

SOIL STOCKPILES SHALL BE COVERED, WATERED OR OTHERWISE STABILIZED TO MINIMIZE DUST EMISSIONS.

- 1. PRESERVE EXISTING VEGETATION AS POSSIBLE AND AS SHOWN ON THE EROSION/SEDIMENTATION CONTROL PLANS.
- 2. KEEP VEHICLES AND EQUIPMENT OFF EXPOSED SOIL AND PRESERVED VEGETATION AS MUCH AS POSSIBLE.
- 3. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
- 4. INSTALL PERIMETER PROTECTION WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLE AS SHOWN ON THE EROSION/SEDIMENTATION CONTROL PLANS (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL PERIMETER PROTECTION).
- 5. INSTALL INLET PROTECTION IN THE PUBLIC STREETS AS SHOWN ON THE EROSION/SEDIMENTATION CONTROL PLANS.
- 6. INSTALL/PREPARE CONSTRUCTION PARKING, MATERIAL STORAGE, MATERIAL STAGING, EQUIPMENT FUELING AND MAINTENANCE AREAS.
- 7. INSTALL/PREPARE COVERED TRASH CONTAINMENT (WASTE STORAGE AREA).
- 8. COMMENCE SITE CLEARING AND GRUBBING OPERATIONS.
- 9. COMMENCE SITE ROUGH GRADING OPERATIONS.
- 10. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE 14 DAYS OR MORE.
- 11. INSTALL CONCRETE WASHOUT AREA(S).
- 12. INSTALL UNDERGROUND UTILITIES (I.E.-STORM DRAIN).
- 13. INSTALL INLET PROTECTION AT ALL STORM DRAIN STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
- 14. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- 15. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION.
- 16. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- 17. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S.
- 18. ASSIST OWNER TO FILE NOTICE OF TERMINATION (NOT).

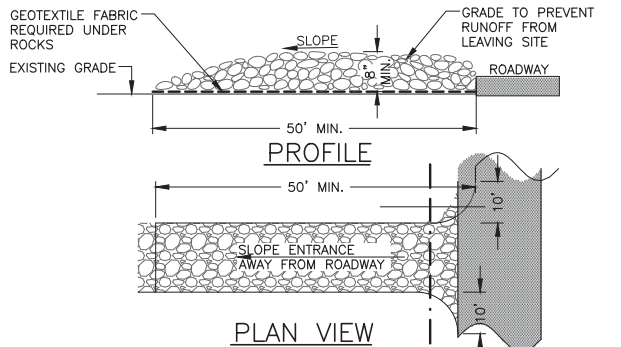
BMP SCHEDULE											
CONSTRUCTION PHASE	WET SEASON (OCT1-APRIL 30)					YEAR ROUND					
	HYDROSEEDING	STRAW MULCHING AND TACKIFIER	PRESERVATION OF EXISTING VEGETATION	CONTAINMENT BASINS/ V-DITCHES (OR 100% EROSION CONTROL)	FIBER ROLLS	DUST CONTROL	SAND/GRAVEL BAG BARRIERS	STORM DRAIN PROTECTION	DEWATERING	DI STENGLING	STABILIZED CONSTRUCTION ENTRANCE
PRE-GRADING	●			●	●	●			●		●
ON-SITE EARTHWORK	●	●	●	●	●		●	●	●		●
UTILITIES	●				●	●		●	●	●	●
PAVING / CONCRETE	●	●	●		●		●		●	●	●

NOTE:  
ALL BMP'S USED DURING THE COURSE OF CONSTRUCTION SHALL BE MAINTAINED ON A CONTINUAL BASIS. ADDITIONAL MAINTENANCE MEASURES MAY BE REQUIRED PER FIELD INSPECTIONS AND/OR RAIN EVENT ACTION PLANS (REAP) AS DETERMINED BY THE PROJECT QUALIFIED SWPPP PRACTITIONER (QSP).

CONSTRUCTION SCHEDULE		
MASS GRADING		
UTILITIES		
PAVING		
ACREAGE SUMMARY		
PROJECT SITE AREA		12.0 ACRES
ON-SITE DISTURBED AREA		12.0 ACRES

THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE BMP MEASURES AS OUTLINED IN THE SWPPP. IN THE EVENT OF CONFLICT, THE MORE STRINGENT MEASURES SHALL APPLY.

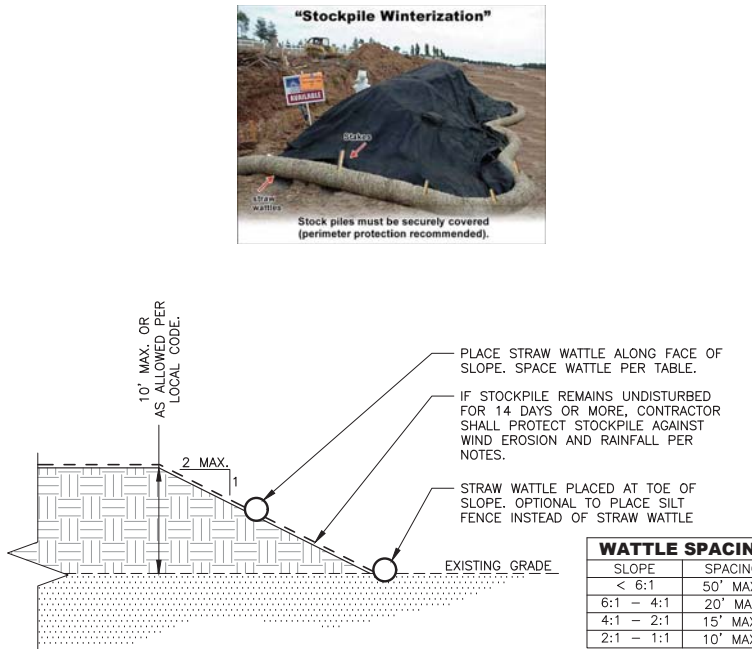
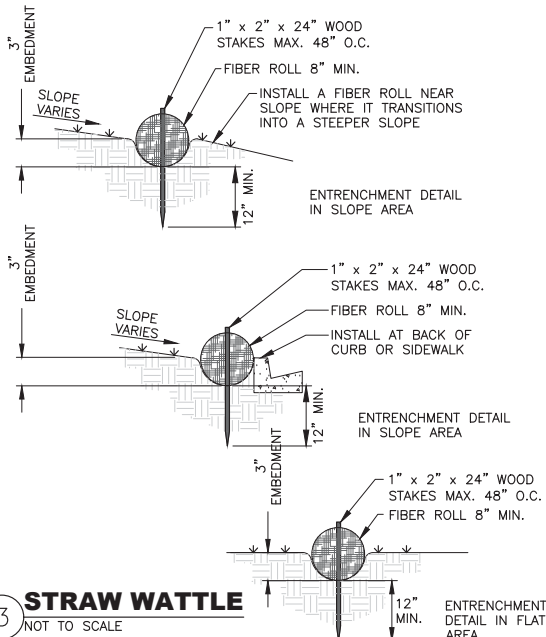
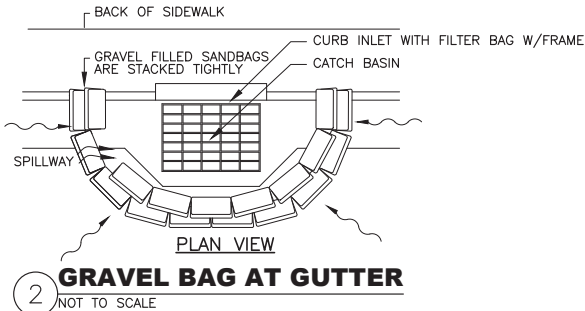
1. STONE SIZE - 3" TO 4" FRACTURED STONE AGGREGATE.
2. LENGTH - AS EFFECTIVE, BUT NO LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 8 INCHES.
4. WIDTH - MIN. 15' OR NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL FRACTURED STONE AGGREGATE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAIN SWELL TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



NOTES:

1. PLACE SEDIMENT BARRIERS AT INLET LOCATIONS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

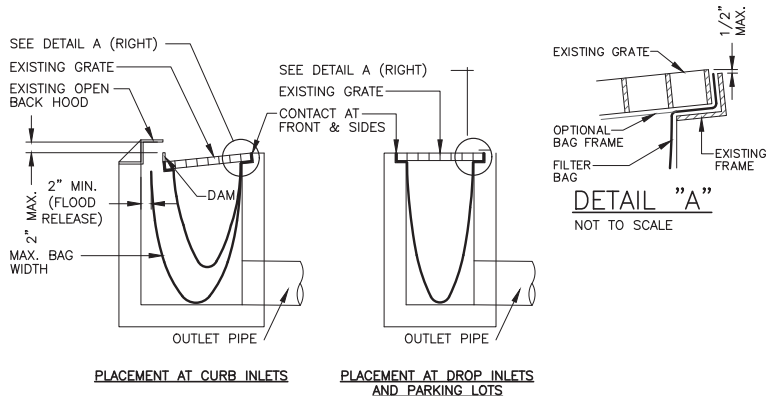
The diagram illustrates a cross-section of a street curb and gutter area. A horizontal line at the top is labeled 'BACK OF SIDEWALK'. Below this, a 'CURB INLET WITH FILTER BAG W/FRAME' is shown. To the left of the curb, 'GRAVEL FILLED SANDBAGS ARE STACKED TIGHTLY' to form a barrier. To the right of the curb, a 'CATCH BASIN' is indicated. The diagram shows water flowing from the left, passing through the sandbag barrier, and entering the catch basin. A wavy line on the far left represents the water source or runoff.



1. PROTECT ALL STOCKPILES FROM STORM WATER RUN ON USING TEMPORARY PERIMETER SEDIMENT BARRIERS SUCH AS COMPOST BERMS, TEMPORARY SILT DIKES, FIBER ROLLS, SILT FENCES, SAND BAGS, GRAVEL BAS, OR BIOFILTER BAGS.
2. ENSURE THAT STOCKPILE COVERINGS ARE INSTALLED SECURELY TO PROTECT FROM WIND AND RAIN.
3. SOME PLASTIC COVERS WITHSTAND WEATHER AND SUNLIGHT BETTER THAN OTHERS. SELECT COVER MATERIALS OR METHODS BASED ON ANTICIPATED DURATION OF USE.
4. SOIL STOCKPILES SHOULD BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND TEMPORARY PERIMETER SEDIMENT BARRIER AT ALL TIMES.
5. TEMPORARY VEGETATION SHOULD BE CONSIDERED FOR TOP SOIL PILES THAT WILL BE STOCKPILED FOR EXTEND PERIODS.

**NOTES:**

1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE LESS THAN 2 ACRES.
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER OR ETHYLENE FABRIC WITH A MIN. TENSILE STRENGTH OF 50 LBS./L.F. AN EQUIVALENT OPENING SIZE NOT GREATER THAN A 20" SLEEVE AND WITH A MIN. FLOW RATE OF 40 GAL./MIN./S.F.
3. THE BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING GRATE OR OTHER APPROVED METHOD, PROVIDED NO MODIFICATION OR DAMAGE IS DONE TO THE GRATE OR FRAME. THE GRATE SHALL REST NO MORE THAN ONE HALF INCH ABOVE THE FRAME (SEE DETAIL A).
4. THE BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET REMAINS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR IT'S FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET, EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.



DEVELOPER:

**SAN JOAQUIN VALLEY  
LAND COMPANY**

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LODI, CA 95242  
PHONE: (209) 333-3400

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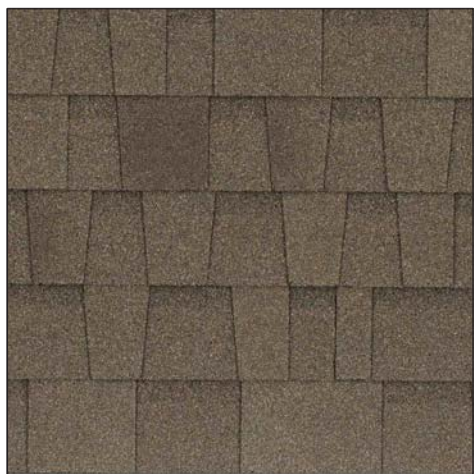
PROJECT NO:	059-011
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**ROUGH GRADING PLANS FOR  
REYNOLDS RANCH PHASE 3B**

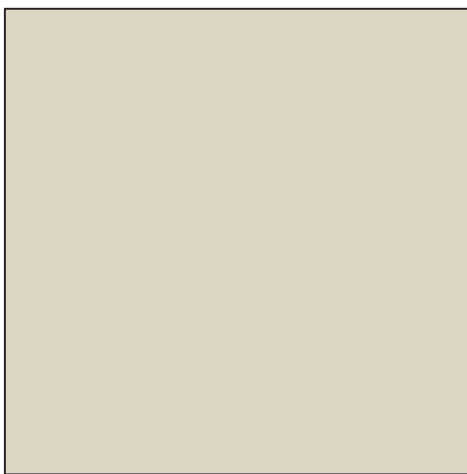
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CONTROL  
DETAILS**

SHEET NO.  
**C4.1**  
7 OF 7

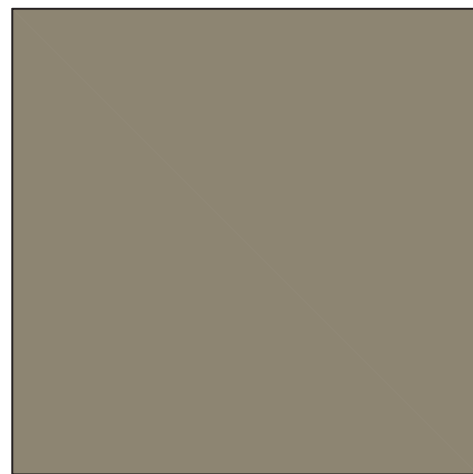
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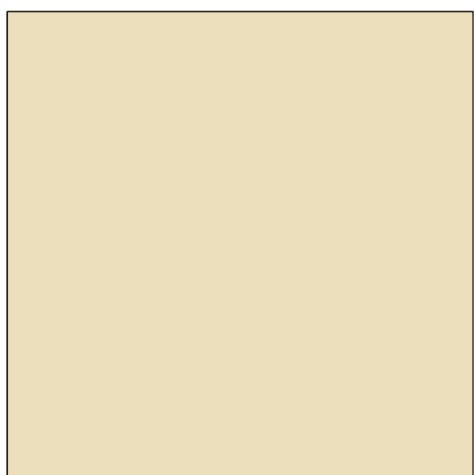
R-1: ROOFING  
"PABCO" COMP SHINGLES  
COLOR: WEATHERED WOOD



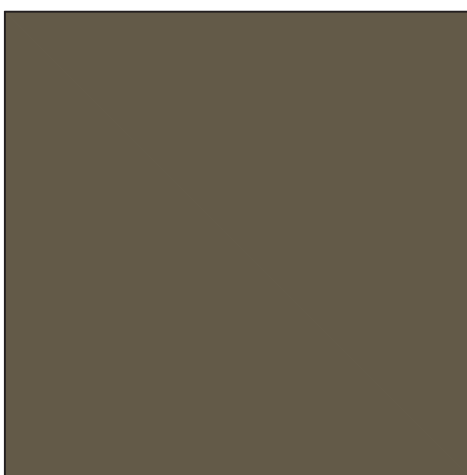
B-1: BODY  
STUCCO 20/30 SAND FINISH  
COLOR: KELLY-MOORE  
21 "BONE"



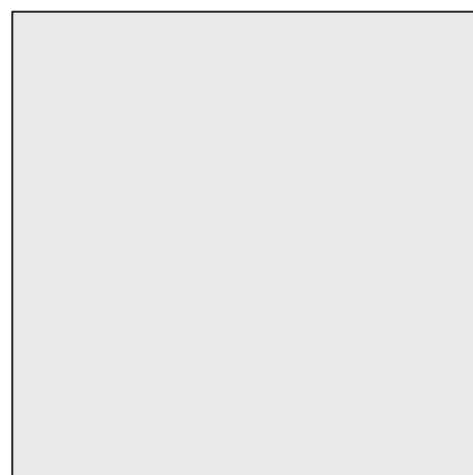
B-2: BODY  
LAP SIDING "HARDIEPLANK"  
COLOR: KELLY-MOORE  
KM3950-3 "ROCKVALE"



W-1: WINDOWS  
"CASCADE" VINYL FRAMES  
COLOR: ALMOND



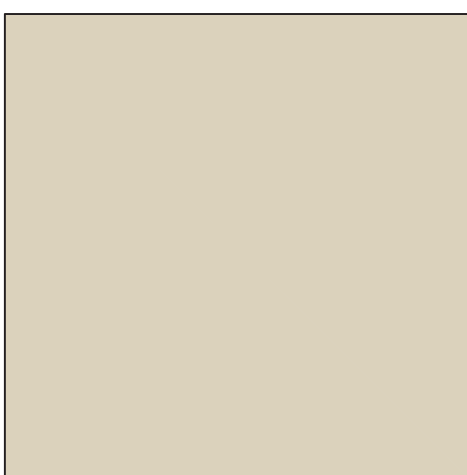
TR-1: TRIM  
MATERIAL VARIES  
COLOR: KELLY-MOORE  
KM4603-5 "GRAND AVENUE"



TR-2: TRIM  
MATERIAL VARIES  
COLOR: KELLY-MOORE  
KM4968-1 "ARCTIC WHITE"



MTL-1: METAL RAILING  
WROUGHT IRON  
POWDER COATED  
COLOR: FLAT BLACK



ST-1: CAST STONE TRIM  
ELDORADO STONE  
COLOR: KELLY-MOORE  
36 "NAYAJO WHITE"



ST-2: STONE VENEER  
ELDORADO STONE  
"COASTAL REEF"  
COLOR: PEARL WHITE

OAKMONT OF LODI